



January 29, 2014

SENATE BILL No. 420

DIGEST OF SB 420 (Updated January 28, 2014 11:50 am - DI 58)

Citations Affected: IC 6-1.1; IC 36-2.

Synopsis: Property tax deadlines and procedures. Changes for property taxation purposes: (1) the assessment and valuation date for property to January 1; (2) the date a reassessment of a group of parcels in a particular class of real property begins to May 1; (3) the date after which changes on an amended property tax roll over as a credit to a subsequent year to April 1; (4) the exemption filing date to April 1; and (5) various other related dates. Requires the department of local government finance to certify to each county the assessed values tentatively determined for public utilities by June 1. Changes dates for the delivery of certain reports to the department of local government finance.

Effective: July 1, 2014.

Head, Eckerty, Stoops, Young R

January 14, 2014, read first time and referred to Committee on Local Government.
January 23, 2014, reported favorably — Do Pass; reassigned to Committee on Tax and Fiscal Policy.
January 28, 2014, amended, reported favorably — Do Pass.

SB 420—LS 7088/DI 58



January 29, 2014

Second Regular Session 118th General Assembly (2014)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 2013 Regular Session and 2013 First Regular Technical Session of the General Assembly.

SENATE BILL No. 420

A BILL FOR AN ACT to amend the Indiana Code concerning taxation.

Be it enacted by the General Assembly of the State of Indiana:

1 SECTION 1. IC 6-1.1-1-2 IS AMENDED TO READ AS
2 FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 2. "Assessment date"
3 means

4 (1) ~~March~~ for all tangible property except mobile homes, as
5 defined in IC 6-1.1-7-1.

6 (2) ~~January 15~~ for mobile homes as defined in IC 6-1.1-7-1. the
7 date on which tangible property is assessed and valued for
8 purposes of collecting ad valorem property taxes imposed for
9 that date. The term refers to the date specified in
10 IC 6-1.1-2-1.5.

11 SECTION 2. IC 6-1.1-1-7 IS AMENDED TO READ AS
12 FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 7. "Filing date", ~~means~~
13 ~~May 15th.~~ for purposes of IC 6-1.1-3 and IC 6-1.1-16-1, has the
14 meaning set forth in IC 6-1.1-3-1.5.

15 SECTION 3. IC 6-1.1-2-1.5 IS ADDED TO THE INDIANA CODE
16 AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY

SB 420—LS 7088/DI 58



1, 2014]: **Sec. 1.5. (a) Except as provided in subsection (b), the annual assessment date for tangible property is:**

(1) March 1 in a year ending before January 1, 2016; and

(2) January 1 in a year beginning after December 31, 2015.

(b) This subsection applies to mobile homes (including manufactured homes) subject to assessment under IC 6-1.1-7. Mobile homes are assessed in the year following the year containing the related assessment date for other property. The annual assessment date for mobile homes is:

(1) January 15 in a year ending before January 1, 2017; and

(2) January 1 in a year beginning after December 31, 2016.

SECTION 4. IC 6-1.1-2-2 IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 2. (a) All tangible property which is subject to assessment shall be assessed on a just valuation basis and in a uniform and equal manner.

(b) Personal property which is subject to assessment and taxation shall be assessed annually in the manner prescribed in this article.

(c) Real property which is subject to assessment and taxation shall be assessed in the manner and at the times prescribed in this article.

(d) This section applies to assessment dates described in section 1.5(a)(2) and 1.5(b)(2) of this chapter. The true tax value of tangible property that is subject to assessment in a year shall be determined as of the assessment date in that year. Except as otherwise expressly provided by law enacted after July 1, 2014, a change in use, value, character, or ownership of tangible property after an assessment date shall not be considered in determining the true tax value of the tangible property for that assessment date.

SECTION 5. IC 6-1.1-3-1.5 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 1.5. As used in this chapter, "filing date" refers to the day in a year on which a personal property tax return is due for a particular assessment date in that year (disregarding any extension period that may be granted for the filing of the return and any period in which an amended return may be filed). The filing date is May 15.

SECTION 6. IC 6-1.1-3-7.5, AS AMENDED BY P.L.172-2011, SECTION 26, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 7.5. (a) A taxpayer may file an amended personal property tax return, in conformity with the rules adopted by the department of local government finance, not more than six (6) months, if the filing date for the original personal property tax return is before May 15, 2011, or twelve (12) months, if the filing date for the original



personal property tax return is after May 14, 2011, after the later of the following:

(1) The filing date for the original personal property tax return, if the taxpayer is not granted an extension in which to file under section 7 of this chapter.

(2) The extension date for the original personal property tax return, if the taxpayer is granted an extension under section 7 of this chapter.

(b) A tax adjustment related to an amended personal property tax return shall be made in conformity with rules adopted under IC 4-22-2 by the department of local government finance.

(c) If a taxpayer wishes to correct an error made by the taxpayer on the taxpayer's original personal property tax return, the taxpayer must file an amended personal property tax return under this section within the time required by subsection (a). A taxpayer may claim on an amended personal property tax return any adjustment or exemption that would have been allowable under any statute or rule adopted by the department of local government finance if the adjustment or exemption had been claimed on the original personal property tax return.

(d) Notwithstanding any other provision, if:

(1) a taxpayer files an amended personal property tax return under this section in order to correct an error made by the taxpayer on the taxpayer's original personal property tax return; and

(2) the taxpayer is entitled to a refund of personal property taxes paid by the taxpayer under the original personal property tax return;

the taxpayer is not entitled to interest on the refund.

(e) If a taxpayer files an amended personal property tax return for **an assessment date in a year, before July 16 of that year**, the taxpayer shall pay taxes payable in the immediately succeeding year based on the assessed value reported on the amended return **as follows:**

(1) If the assessment date occurs in a year ending before January 1, 2016, the taxpayer shall pay taxes based on the assessed values reported on an amended return only if the amended return is filed on or before July 15 of that year.

(2) If the assessment date occurs in a year ending after December 31, 2015, the taxpayer shall pay taxes based on the assessed values reported on the amended return only if the amended return is filed on or before April 1 of that year.

(f) If a taxpayer files an amended personal property tax return for **an assessment date in a year after July 15 of that year for an assessment date in a year ending before January 1, 2016, and after April 1 of**



1 **that year for an assessment date in a year beginning after**
 2 **December 31, 2015,** the taxpayer shall pay taxes payable in the
 3 immediately succeeding year based on the assessed value reported on
 4 the taxpayer's original personal property tax return. Subject to
 5 subsection (l), a taxpayer that paid taxes under this subsection is
 6 entitled to a credit in the amount of taxes paid by the taxpayer on the
 7 remainder of:

8 (1) the assessed value reported on the taxpayer's original personal
 9 property tax return; minus

10 (2) the finally determined assessed value that results from the
 11 filing of the taxpayer's amended personal property tax return.

12 Except as provided in subsection (k), the county auditor may apply the
 13 credit against the taxpayer's property taxes on personal property
 14 payable in the year or years that immediately succeed the year in which
 15 the taxes were paid, as applicable. The county is not required to pay
 16 interest on any amounts that a taxpayer is entitled to receive as a credit
 17 under this section.

18 (g) A county auditor may carry a credit to which the taxpayer is
 19 entitled under subsection (f) forward to the immediately succeeding
 20 year or years, as applicable, and use the credit against the taxpayer's
 21 property taxes on personal property as follows:

22 (1) If the amount of the credit to which the taxpayer is initially
 23 entitled under subsection (f) does not exceed twenty-five
 24 thousand dollars (\$25,000), the county auditor may carry the
 25 credit forward to the year immediately succeeding the year in
 26 which the taxes were paid.

27 (2) If the amount of the credit to which the taxpayer is initially
 28 entitled under subsection (f) exceeds twenty-five thousand dollars
 29 (\$25,000), the county auditor may carry the credit forward for not
 30 more than three (3) consecutive years immediately succeeding the
 31 year in which the taxes were paid.

32 The credit is reduced each time the credit is applied to the taxpayer's
 33 property taxes on personal property in succeeding years by the amount
 34 applied.

35 (h) If an excess credit remains after the credit is applied in the final
 36 year to which the credit may be carried forward under subsection (g),
 37 the county auditor shall refund to the taxpayer the amount of any
 38 excess credit that remains after application of the credit under
 39 subsection (g) not later than December 31 of the final year to which the
 40 excess credit may be carried.

41 (i) The taxpayer is not required to file an application for:

42 (1) a credit under subsection (f) or (g); or



(2) a refund under subsection (h).

(j) Before August 1 of each year, the county auditor shall provide to each taxing unit in the county an estimate of the total amount of the credits under subsection (f) or (g) that will be applied against taxes imposed by the taxing unit that are payable in the immediately succeeding year.

(k) A county auditor may refund a credit amount to a taxpayer before the time the credit would otherwise be applied against property tax payments under this section.

(l) If a person:

(1) files an amended personal property tax return more than six (6) months, but less than twelve (12) months, after the filing date or (if the taxpayer is granted an extension under section 7 of this chapter) the extension date for the original personal property tax return being amended; and

(2) is entitled to a credit or refund as a result of the amended return;

the county auditor shall reduce the credit or refund payable to the person. The amount of the reduction is ten percent (10%) of the credit or refund amount.

SECTION 7. IC 6-1.1-3-17, AS AMENDED BY P.L.146-2008, SECTION 59, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 17. (a) On or before June 1 of each year, each township assessor (if any) of a county shall deliver to the county assessor a list which states by taxing district the total of the personal property assessments as shown on the personal property returns filed with the township assessor on or before the filing date of that year and in a county with a township assessor under IC 36-6-5-1 in every township the township assessor shall deliver the lists to the county auditor as prescribed in subsection (b).

(b) On or before July 1 of each year **that ends before January 1, 2017, and on or before June 15 of each year that begins after December 31, 2016**, each county assessor shall certify to the county auditor the assessment value of the personal property in every taxing district.

(c) The department of local government finance shall prescribe the forms required by this section.

SECTION 8. IC 6-1.1-4-4.2, AS ADDED BY P.L.112-2012, SECTION 2, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 4.2. (a) The county assessor of each county shall, before July 1, 2013, and before ~~July~~ **May** 1 of every fourth year thereafter, prepare and submit to the department of local government



1 finance a reassessment plan for the county. The following apply to a
2 reassessment plan prepared and submitted under this section:

3 (1) The reassessment plan is subject to approval by the
4 department of local government finance. The department of local
5 government finance shall complete its review and approval of the
6 reassessment plan before:

7 (A) March 1, 2015; and

8 (B) **January 1** of the each subsequent year following the that
9 follows a year in which the reassessment plan is submitted by
10 the county.

11 (2) The department of local government finance shall determine
12 the classes of real property to be used for purposes of this section.

13 (3) Except as provided in subsection (b), the reassessment plan
14 must divide all parcels of real property in the county into four (4)
15 different groups of parcels. Each group of parcels must contain
16 approximately twenty-five percent (25%) of the parcels within
17 each class of real property in the county.

18 (4) Except as provided in subsection (b), all real property in each
19 group of parcels shall be reassessed under the county's
20 reassessment plan once during each four (4) year cycle.

21 (5) The reassessment of a group of parcels in a particular class of
22 real property shall begin on ~~July~~ **May** 1 of a year.

23 (6) The reassessment of parcels:

24 (A) must include a physical inspection of each parcel of real
25 property in the group of parcels that is being reassessed; and

26 (B) shall be completed on or before ~~March~~ **January** 1 of the
27 year after the year in which the reassessment of the group of
28 parcels begins.

29 (7) For real property included in a group of parcels that is
30 reassessed, the reassessment is the basis for taxes payable in the
31 year following the year in which the reassessment is to be
32 completed.

33 (8) The reassessment plan must specify the dates by which the
34 assessor must submit land values under section 13.6 of this
35 chapter to the county property tax assessment board of appeals.

36 (9) Subject to review and approval by the department of local
37 government finance, the county assessor may modify the
38 reassessment plan.

39 (b) A county may submit a reassessment plan that provides for
40 reassessing more than twenty-five percent (25%) of all parcels of real
41 property in the county in a particular year. A plan may provide that all
42 parcels are to be reassessed in one (1) year. However, a plan must



1 cover a four (4) year period. All real property in each group of parcels
 2 shall be reassessed under the county's reassessment plan once during
 3 each reassessment cycle.

4 (c) The reassessment of the first group of parcels under a county's
 5 reassessment plan shall begin on July 1, 2014, and shall be completed
 6 on or before ~~March~~ **January** 1, 2015.

7 (d) The department of local government finance may adopt rules to
 8 govern the reassessment of property under county reassessment plans.

9 SECTION 9. IC 6-1.1-4-4.6, AS AMENDED BY P.L.113-2010,
 10 SECTION 14, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
 11 JULY 1, 2014]: Sec. 4.6. (a) If a county assessor fails before July 2 of
 12 a particular year **that ends before January 1, 2016, and before June**
 13 **2 of a particular year that begins after December 31, 2015**, for
 14 which an adjustment to the assessed value of real property applies
 15 under section 4.5 of this chapter to prepare and deliver to the county
 16 auditor a complete detailed list of all of the real property listed for
 17 taxation in the county as required by IC 6-1.1-5-14 and at least one
 18 hundred eighty (180) days have elapsed after the ~~July~~ + deadline
 19 specified in IC 6-1.1-5-14 for ~~delivering the county assessor to~~
 20 **deliver** the list, the department of local government finance may
 21 develop annual adjustment factors under this section for that year. In
 22 developing annual adjustment factors under this section, the
 23 department of local government finance shall use data in its possession
 24 that is obtained from:

25 (1) the county assessor; or

26 (2) any of the sources listed in the rule, including county or state
 27 sales data, government studies, ratio studies, cost and depreciation
 28 tables, and other market analyses.

29 (b) Using the data described in subsection (a), the department of
 30 local government finance shall propose to establish annual adjustment
 31 factors for the affected tax districts for one (1) or more of the classes
 32 of real property. The proposal may provide for the equalization of
 33 annual adjustment factors in the affected township or county and in
 34 adjacent areas. The department of local government finance shall issue
 35 notice and provide opportunity for hearing in accordance with
 36 IC 6-1.1-14-4 and IC 6-1.1-14-9, as applicable, before issuing final
 37 annual adjustment factors.

38 (c) The annual adjustment factors finally determined by the
 39 department of local government finance after the hearing required
 40 under subsection (b) apply to the annual adjustment of real property
 41 under section 4.5 of this chapter for:

42 (1) the assessment date; and



(2) the real property;
specified in the final determination of the department of local
government finance.

SECTION 10. IC 6-1.1-4-5, AS AMENDED BY P.L.112-2012,
SECTION 4, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
JULY 1, 2014]: Sec. 5. (a) A petition for the reassessment of a real
property that is subject to reassessment under section 4 of this chapter
and situated within a township may be filed with the department of
local government finance on or before:

(1) March 31st of any year **beginning before January 1, 2016**,
which is not a general election year and in which no general
reassessment of real property is made; **or**

(2) **January 31 of any year beginning after December 31,**
2015, that is not a general election year and in which no
general reassessment of real property is made.

A petition for reassessment of real property applies only to the most
recent real property assessment date.

(b) The petition for reassessment must be signed by not less than the
following percentage of all the owners of taxable real property who
reside in the township:

(1) fifteen percent (15%) for a township which does not contain
an incorporated city or town;

(2) five percent (5%) for a township containing all or part of an
incorporated city or town which has a population of five thousand
(5,000) or less;

(3) four percent (4%) for a township containing all or part of an
incorporated city which has a population of more than five
thousand (5,000) but not exceeding ten thousand (10,000);

(4) three percent (3%) for a township containing all or part of an
incorporated city which has a population of more than ten
thousand (10,000) but not exceeding fifty thousand (50,000);

(5) two percent (2%) for a township containing all or part of an
incorporated city which has a population of more than fifty
thousand (50,000) but not exceeding one hundred fifty thousand
(150,000); or

(6) one percent (1%) for a township containing all or part of an
incorporated city which has a population of more than one
hundred fifty thousand (150,000).

The signatures on the petition must be verified by the oath of one (1)
or more of the signers. A certificate of the county auditor stating that
the signers constitute the required number of resident owners of taxable
real property of the township must accompany the petition.



(c) Upon receipt of a petition under subsection (a), the department of local government finance may order a reassessment under section 9 of this chapter or conduct a reassessment under section 31.5 of this chapter.

SECTION 11. IC 6-1.1-4-9, AS AMENDED BY P.L.112-2012, SECTION 7, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 9. In order to maintain a just and equitable valuation of real property, the department of local government finance may adopt a resolution declaring its belief that it is necessary to reassess all or a portion of the real property located within this state. If the department of local government finance adopts a reassessment resolution and if either a township or a larger area is involved (for assessments before ~~March~~ **January** 1, 2016) or one (1) or more groups of parcels under the county's reassessment plan are involved (for assessments after ~~February 28, 2015~~; **December 31, 2015**), the department shall hold a hearing concerning the necessity for the reassessment at the courthouse of the county in which the property is located. The department of local government finance shall give notice of the time and place of the hearing in the manner provided in section 10 of this chapter. After the hearing, or if the area involved is less than a township (for assessments before ~~March~~ **January** 1, 2016) or is less than one (1) group of parcels under the county's reassessment plan (for assessments after ~~February 28, 2015~~; **December 31, 2015**), after the adoption of the resolution of the department of local government finance, the department may order any reassessment it deems necessary. The order shall specify the time within which the reassessment must be completed and the date the reassessment will become effective.

SECTION 12. IC 6-1.1-4-21.4, AS ADDED BY P.L.112-2012, SECTION 15, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 21.4. (a) The appraisals of the parcels in a group under a county's reassessment plan prepared under section 4.2 of this chapter that are subject to taxation must be completed as follows:

- (1) The appraisal of one-third (1/3) of the parcels shall be completed before ~~October~~ **August** 1 of the year in which the group's reassessment under the county reassessment plan begins.
- (2) The appraisal of two-thirds (2/3) of the parcels shall be completed before ~~January~~ **November** 1 of the year ~~following the~~ **year** in which the group's reassessment under the county reassessment plan begins.
- (3) The appraisal of all the parcels shall be completed before ~~March~~ **January** 1 of the year following the year in which the



group's reassessment under the county reassessment plan begins.

(b) If a county assessor employs a professional appraiser or a professional appraisal firm to make real property appraisals of a group of parcels under a county's reassessment plan, the professional appraiser or appraisal firm must file appraisal reports with the county assessor by the dates set forth in subsection (a).

SECTION 13. IC 6-1.1-4-22, AS AMENDED BY P.L.112-2012, SECTION 16, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 22. (a) If any assessing official assesses or reassesses any real property under this article (including an annual adjustment under section 4.5 of this chapter), the official shall give notice to the taxpayer and the county assessor, by mail or by using electronic mail that includes a secure Internet link to the information in the notice, of the amount of the assessment or reassessment.

(b) Each township or county assessor shall provide the notice required by this section by the earlier of:

(1) ninety (90) days after the assessor:

(A) completes the appraisal of a parcel; or

(B) receives a report for a parcel from a professional appraiser or professional appraisal firm; or

(2) April 10 of the year containing the assessment date for which the assessment or reassessment first applies, **if the assessment date occurs in a year that ends before January 1, 2016, and February 10 of the year containing the assessment date for which the assessment or reassessment first applies, if the assessment date occurs in a year that begins after December 31, 2015.**

(c) The notice required by this section is in addition to any required notice of assessment or reassessment included in a property tax statement under IC 6-1.1-22 or IC 6-1.1-22.5.

(d) The notice required by this section must include notice to the person of the opportunity to appeal the assessed valuation under IC 6-1.1-15-1.

(e) Notice of the opportunity to appeal the assessed valuation required under subsection (d) must include the following:

(1) The procedure that a taxpayer must follow to appeal the assessment or reassessment.

(2) The forms that must be filed for an appeal of the assessment or reassessment.

(3) Notice that an appeal of the assessment or reassessment requires evidence relevant to the true tax value of the taxpayer's property as of the assessment date.



1 SECTION 14. IC 6-1.1-4-25, AS AMENDED BY P.L.146-2008,
 2 SECTION 77, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
 3 JULY 1, 2014]: Sec. 25. (a) Each township assessor and each county
 4 assessor shall keep the assessor's reassessment data and records current
 5 by securing the necessary field data and by making changes in the
 6 assessed value of real property as changes occur in the use of the real
 7 property. The township or county assessor's records shall at all times
 8 show the assessed value of real property in accordance with this
 9 chapter. The township assessor shall ensure that the county assessor
 10 has full access to the assessment records maintained by the township
 11 assessor.

12 (b) The township assessor (if any) in a county having a consolidated
 13 city, the county assessor if there are no township assessors in a county
 14 having a consolidated city, or the county assessor in every other county,
 15 shall:

16 (1) maintain an electronic data file of:

17 (A) the parcel characteristics and parcel assessments of all
 18 parcels; and

19 (B) the personal property return characteristics and
 20 assessments by return;

21 for each township in the county as of each assessment date;

22 (2) maintain the electronic file in a form that formats the
 23 information in the file with the standard data, field, and record
 24 coding required and approved by:

25 (A) the legislative services agency; and

26 (B) the department of local government finance;

27 (3) transmit the data in the file with respect to the assessment date
 28 of each year before October 1 of ~~the~~ a year **ending before**
 29 **January 1, 2016, and before September 1 of a year beginning**
 30 **after December 31, 2015,** to:

31 (A) the legislative services agency; and

32 (B) the department of local government finance;

33 in a manner that meets the data export and transmission
 34 requirements in a standard format, as prescribed by the office of
 35 technology established by IC 4-13.1-2-1 and approved by the
 36 legislative services agency; and

37 (4) resubmit the data in the form and manner required under this
 38 subsection, upon request of the legislative services agency or the
 39 department of local government finance, if data previously
 40 submitted under this subsection does not comply with the
 41 requirements of this subsection, as determined by the legislative
 42 services agency or the department of local government finance.



1 An electronic data file maintained for a particular assessment date may
 2 not be overwritten with data for a subsequent assessment date until a
 3 copy of an electronic data file that preserves the data for the particular
 4 assessment date is archived in the manner prescribed by the office of
 5 technology established by IC 4-13.1-2-1 and approved by the
 6 legislative services agency.

7 SECTION 15. IC 6-1.1-4-39, AS AMENDED BY P.L.146-2012,
 8 SECTION 2, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
 9 JULY 1, 2014]: Sec. 39. (a) For assessment dates after February 28,
 10 2005, except as provided in subsections (c) and (e), the true tax value
 11 of real property regularly used to rent or otherwise furnish residential
 12 accommodations for periods of thirty (30) days or more and that has
 13 more than four (4) rental units is the lowest valuation determined by
 14 applying each of the following appraisal approaches:

15 (1) Cost approach that includes an estimated reproduction or
 16 replacement cost of buildings and land improvements as of the
 17 date of valuation together with estimates of the losses in value
 18 that have taken place due to wear and tear, design and plan, or
 19 neighborhood influences.

20 (2) Sales comparison approach, using data for generally
 21 comparable property.

22 (3) Income capitalization approach, using an applicable
 23 capitalization method and appropriate capitalization rates that are
 24 developed and used in computations that lead to an indication of
 25 value commensurate with the risks for the subject property use.

26 (b) The gross rent multiplier method is the preferred method of
 27 valuing:

28 (1) real property that has at least one (1) and not more than four
 29 (4) rental units; and

30 (2) mobile homes assessed under IC 6-1.1-7.

31 (c) A township assessor (if any) or the county assessor is not
 32 required to appraise real property referred to in subsection (a) using the
 33 three (3) appraisal approaches listed in subsection (a) if the assessor
 34 and the taxpayer agree before notice of the assessment is given to the
 35 taxpayer under section 22 of this chapter to the determination of the
 36 true tax value of the property by the assessor using one (1) of those
 37 appraisal approaches.

38 (d) To carry out this section, the department of local government
 39 finance may adopt rules for assessors to use in gathering and
 40 processing information for the application of the income capitalization
 41 method and the gross rent multiplier method. If a taxpayer wishes to
 42 have the income capitalization method or the gross rent multiplier



method used in the initial formulation of the assessment of the taxpayer's property, the taxpayer must submit the necessary information to the assessor not later than the ~~March 1~~ assessment date. However, the taxpayer is not prejudiced in any way and is not restricted in pursuing an appeal, if the data is not submitted by ~~March 1~~: **the assessment date**. A taxpayer must verify under penalties for perjury any information provided to the township or county assessor for use in the application of either method. All information related to earnings, income, profits, losses, or expenditures that is provided to the assessor under this section is confidential under IC 6-1.1-35-9 to the same extent as information related to earnings, income, profits, losses, or expenditures of personal property is confidential under IC 6-1.1-35-9.

(e) The true tax value of low income rental property (as defined in section 41 of this chapter) is not determined under subsection (a). The assessment method prescribed in section 41 of this chapter is the exclusive method for assessment of that property. This subsection does not impede any rights to appeal an assessment.

SECTION 16. IC 6-1.1-5-14, AS AMENDED BY P.L.146-2008, SECTION 92, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 14. (a) Not later than:

(1) May 15 in each calendar year ending before January 1, 2017; and

(2) May 1 in each calendar year ending after December 31, 2016;

each township assessor in the county (if any) shall prepare and deliver to the county assessor a detailed list of the real property listed for taxation in the township.

(b) On or before:

(1) July 1 of each calendar year ending before January 1, 2017; and

(2) June 1 in each calendar year ending after December 31, 2016;

each county assessor shall, under oath, prepare and deliver to the county auditor a detailed list of the real property listed for taxation in the county. The county assessor shall prepare the list in the form prescribed by the department of local government finance.

SECTION 17. IC 6-1.1-5.5-3, AS AMENDED BY P.L.1-2009, SECTION 28, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 3. (a) For purposes of this section, "party" includes:

(1) a seller of property that is exempt under the seller's ownership; or



(2) a purchaser of property that is exempt under the purchaser's ownership;
from property taxes under IC 6-1.1-10.

(b) Subject to subsections (g) and (h), before filing a conveyance document with the county auditor under IC 6-1.1-5-4, all the parties to the conveyance must do the following:

(1) Complete and sign a sales disclosure form as prescribed by the department of local government finance under section 5 of this chapter. All the parties may sign one (1) form, or if all the parties do not agree on the information to be included on the completed form, each party may sign and file a separate form. For conveyance transactions involving more than two (2) parties, one (1) transferor and one (1) transferee signing the sales disclosure form is sufficient.

(2) Before filing a sales disclosure form with the county auditor, submit the sales disclosure form to the county assessor. The county assessor must review the accuracy and completeness of each sales disclosure form submitted immediately upon receipt of the form and, if the form is accurate and complete, stamp or otherwise approve the form as eligible for filing with the county auditor and return the form to the appropriate party for filing with the county auditor. If multiple forms are filed in a short period, the county assessor shall process the forms as quickly as possible. For purposes of this subdivision, a sales disclosure form is considered to be accurate and complete if:

(A) the county assessor does not have substantial evidence when the form is reviewed under this subdivision that information in the form is inaccurate; and

(B) both of the following conditions are satisfied:

(i) The form contains the information required by section 5(a)(1) through 5(a)(16) of this chapter as that section applies to the conveyance transaction, subject to the obligation of a party to furnish or correct that information in the manner required by and subject to the penalty provisions of section 12 of this chapter. The form may not be rejected for failure to contain information other than that required by section 5(a)(1) through 5(a)(16) of this chapter.

(ii) The form is submitted to the county assessor in a format usable to the county assessor.

(3) File the sales disclosure form with the county auditor.

(c) The auditor shall review each sales disclosure form and process any deduction for which the form serves as an application under



1 IC 6-1.1-12-44. The auditor shall forward each sales disclosure form
 2 to the county assessor. The county assessor shall verify the assessed
 3 valuation of the property for the assessment date to which the
 4 application applies and transmit that assessed valuation to the auditor.
 5 The county assessor shall retain the forms for five (5) years. The county
 6 assessor shall forward the sales disclosure form data to the department
 7 of local government finance and the legislative services agency in an
 8 electronic format specified jointly by the department of local
 9 government finance and the legislative services agency **on or before**
 10 **April 1 in a year ending before January 1, 2016, and on or before**
 11 **February 1 in a year beginning after December 31, 2015.** The
 12 county assessor shall forward a copy of the sales disclosure forms to
 13 the township assessors in the county. The forms may be used by the
 14 county assessing officials, the department of local government finance,
 15 and the legislative services agency for the purposes established in
 16 IC 6-1.1-4-13.6, sales ratio studies, equalization, adoption of rules
 17 under IC 6-1.1-31-3 and IC 6-1.1-31-6, and any other authorized
 18 purpose.

19 (d) In a county containing a consolidated city, the auditor shall
 20 review each sales disclosure form and process any deduction for which
 21 the form serves as an application under IC 6-1.1-12-44. The auditor
 22 shall forward the sales disclosure form to the appropriate township
 23 assessor (if any). The township assessor shall verify the assessed
 24 valuation of the property for the assessment date to which the
 25 application applies and transmit that assessed valuation to the auditor.
 26 The township or county assessor shall forward the sales disclosure form
 27 to the department of local government finance and the legislative
 28 services agency in an electronic format specified jointly by the
 29 department of local government finance and the legislative services
 30 agency. The forms may be used by the county assessing officials, the
 31 county auditor, the department of local government finance, and the
 32 legislative services agency for the purposes established in
 33 IC 6-1.1-4-13.6, sales ratio studies, equalization, adoption of rules
 34 under IC 6-1.1-31-3 and IC 6-1.1-31-6, and any other authorized
 35 purpose.

36 (e) If a sales disclosure form includes the telephone number or
 37 Social Security number of a party, the telephone number or Social
 38 Security number is confidential.

39 (f) County assessing officials, county auditors, and other local
 40 officials may not establish procedures or requirements concerning sales
 41 disclosure forms that substantially differ from the procedures and
 42 requirements of this chapter.



(g) Except as provided in subsection (h), a separate sales disclosure form is required for each parcel conveyed, regardless of whether more than one (1) parcel is conveyed under a single conveyance document.

(h) Only one (1) sales disclosure form is required for the conveyance under a single conveyance document of two (2) or more contiguous parcels located entirely within a single taxing district.

SECTION 18. IC 6-1.1-8-27 IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 27. (a) **On or before June 1 of each year, the department of local government finance shall:**

(1) make a tentative determination of the distributable property assessed values that are distributable to each taxing unit in Indiana based on the tentative distributable property assessed values determined under section 26 of this chapter; and

(2) certify to the county assessor and the county auditor of each county the distributable property assessed values that the department tentatively determines are distributable to the taxing districts of the county.

The county auditor may use the tentative assessed values received under this subsection in preparation of the certified statement required under IC 6-1.1-17-1. The county auditor shall designate these values as tentative assessment values in the certified statement.

(b) As soon as the department of local government finance determines its final assessments of distributable property, the department shall certify to the county assessor and the county auditor of each county the distributable property assessed values which the department determines are distributable to the taxing districts of the county. In addition, if a public utility company has appealed the department of local government finance's final assessment of the company's distributable property, the department shall notify the county auditor of the appeal.

~~(b)~~ (c) The county assessor shall review the department of local government finance's certification **under subsection (b)** to determine if any of a public utility company's property which has a definite situs in the county has been omitted. The county auditor shall enter for taxation the assessed valuation of a public utility company's distributable property which the department distributes to a taxing district of the county.

SECTION 19. IC 6-1.1-11-1.5 IS ADDED TO THE INDIANA CODE AS A **NEW** SECTION TO READ AS FOLLOWS



[EFFECTIVE JULY 1, 2014]: **Sec. 1.5. (a) This section applies to an exemption for:**

(1) an assessment date for property other than a mobile home assessed under IC 6-1.1-7 that occurs in a year that begins after December 31, 2015; and

(2) an assessment date for a mobile home (including a manufactured home) assessed under IC 6-1.1-7 that occurs in a year that begins after December 31, 2016.

(b) An award of an exemption from property taxation for tangible property for a particular assessment date must be based on the tangible property's eligibility of the exemption on that assessment date. An act occurring after the assessment date, including a change in:

(1) use, value, character, or ownership of the tangible property; or

(2) the age, disability, or income of any owner, contract buyer, or possessor of tangible property;

does not affect the eligibility of the tangible property for an exemption for that assessment date.

SECTION 20. IC 6-1.1-11-3, AS AMENDED BY P.L.146-2008, SECTION 107, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: **Sec. 3. (a) Subject to subsections (e), (f), and (g), an owner of tangible property who wishes to obtain an exemption from property taxation shall file a certified application in duplicate with the county assessor of the county in which the property that is the subject of the exemption is located. The application must be filed annually on or before:**

(1) May 15 on forms prescribed by the department of local government finance, if the application is filed for an assessment date in a year that ends before January 1, 2016; and

(2) April 1 of the year containing the assessment date, if the application is filed in a year that begins after December 31, 2015.

Except as provided in sections 1, 3.5, and 4 of this chapter, the application applies only for the taxes imposed for the year for which the application is filed.

(b) The authority for signing an exemption application may not be delegated by the owner of the property to any other person except by an executed power of attorney.

(c) An exemption application which is required under this chapter shall contain the following information:

(1) A description of the property claimed to be exempt in



sufficient detail to afford identification.

(2) A statement showing the ownership, possession, and use of the property.

(3) The grounds for claiming the exemption.

(4) The full name and address of the applicant.

(5) For the year that ends on the assessment date of the property, identification of:

(A) each part of the property used or occupied; and

(B) each part of the property not used or occupied;

for one (1) or more exempt purposes under IC 6-1.1-10 during the time the property is used or occupied.

(6) Any additional information which the department of local government finance may require.

(d) A person who signs an exemption application shall attest in writing and under penalties of perjury that, to the best of the person's knowledge and belief, a predominant part of the property claimed to be exempt is not being used or occupied in connection with a trade or business that is not substantially related to the exercise or performance of the organization's exempt purpose.

(e) An owner must file with an application for exemption of real property under subsection (a) or section 5 of this chapter a copy of the assessor's record kept under IC 6-1.1-4-25(a) that shows the calculation of the assessed value of the real property for the assessment date for which the exemption is claimed. Upon receipt of the exemption application, the county assessor shall examine that record and determine if the real property for which the exemption is claimed is properly assessed. If the county assessor determines that the real property is not properly assessed, the county assessor shall:

(1) properly assess the real property or direct the township assessor to properly assess the real property; and

(2) notify the county auditor of the proper assessment or direct the township assessor to notify the county auditor of the proper assessment.

(f) If the county assessor determines that the applicant has not filed with an application for exemption a copy of the record referred to in subsection (e), the county assessor shall notify the applicant in writing of that requirement. The applicant then has thirty (30) days after the date of the notice to comply with that requirement. The county property tax assessment board of appeals shall deny an application described in this subsection if the applicant does not comply with that requirement within the time permitted under this subsection. **After December 31, 2015, the notice required by this subsection must be sent not later**



1 **than April 25 in the year that it is required.**

2 (g) This subsection applies whenever a law requires an exemption
3 to be claimed on or in an application accompanying a personal property
4 tax return. The claim or application may be filed on or with a personal
5 property tax return not more than thirty (30) days after the filing date
6 for the personal property tax return, regardless of whether an extension
7 of the filing date has been granted under IC 6-1.1-3-7.

8 SECTION 21. IC 6-1.1-11-3.5 IS AMENDED TO READ AS
9 FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 3.5. (a) A not-for-profit
10 corporation that seeks an exemption provided by IC 6-1.1-10 for 2000
11 or for a year that follows 2000 by a multiple of two (2) years must file
12 an application for the exemption in that year. However, if a
13 not-for-profit corporation seeks an exemption provided by IC 6-1.1-10
14 for a year not specified in this subsection and the corporation did not
15 receive the exemption for the preceding year, the corporation must file
16 an application for the exemption in the year for which the exemption
17 is sought. The not-for-profit corporation must file each exemption
18 application in the manner (other than the requirement for filing
19 annually) prescribed in section 3 of this chapter.

20 (b) A not-for-profit corporation that receives an exemption provided
21 under IC 6-1.1-10 for a particular year that remains eligible for the
22 exemption for the following year is only required to file a statement to
23 apply for the exemption in the years specified in subsection (a), if the
24 use of the not-for-profit corporation's property remains unchanged.

25 (c) A not-for-profit corporation that receives an exemption provided
26 under IC 6-1.1-10 for a particular year which becomes ineligible for the
27 exemption for the following year shall notify the assessor of the county
28 in which the tangible property for which it claims the exemption is
29 located of its ineligibility on or before:

30 (1) May 15 of the year for which it becomes ineligible, **if the**
31 **property becomes ineligible in a year that ends before**
32 **January 1, 2016; and**

33 (2) **April 1 of the year for which it becomes ineligible, if the**
34 **property becomes ineligible in a year that begins after**
35 **December 31, 2015.**

36 If a not-for-profit corporation that is receiving an exemption provided
37 under IC 6-1.1-10 changes the use of its tangible property so that part
38 or all of that property no longer qualifies for the exemption, the
39 not-for-profit corporation shall notify the assessor of the county in
40 which the tangible property for which it claims the exemption is
41 located of its ineligibility on or before ~~May 15 of the year for which it~~
42 ~~first becomes ineligible.~~ **the date specified in subdivision (1) or (2),**



1 **as appropriate.** The county assessor shall immediately notify the
 2 county auditor of the not-for-profit corporation's ineligibility or
 3 disqualification for the exemption. A not-for-profit corporation that
 4 fails to provide the notification required by this subsection is subject to
 5 the penalties set forth in IC 6-1.1-37-9.

6 (d) For each year that is not a year specified in subsection (a), the
 7 auditor of each county shall apply an exemption provided under
 8 IC 6-1.1-10 to the tangible property owned by a not-for-profit
 9 corporation that received the exemption in the preceding year unless
 10 the county property tax assessment board of appeals determines that the
 11 not-for-profit corporation is no longer eligible for the exemption.

12 (e) The department of local government finance may at any time
 13 review an exemption provided under this section and determine
 14 whether or not the not-for-profit corporation is eligible for the
 15 exemption.

16 SECTION 22. IC 6-1.1-11-5 IS AMENDED TO READ AS
 17 FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 5. (a) **On or before:**

18 (1) May ~~16~~ **15** of each even-numbered year, **if the year ends**
 19 **before January 1, 2016; and**

20 (2) **April 1 of each even-numbered year, if the year begins**
 21 **after December 31, 2015;**

22 the county auditor shall provide to the county assessor a list by taxing
 23 district of property for which a tax exemption was in effect for the
 24 immediately preceding year. Before July 1 of each even-numbered year
 25 **that ends before January 1, 2016, and on or before June 1 of each**
 26 **even-numbered year that begins after December 31, 2015,** the
 27 county assessor shall return the list to the county auditor with a
 28 notation of any action of the county property tax assessment board of
 29 appeals on that year's exemption of each listed property.

30 (b) The assessor of the county in which property is located shall, in
 31 each even-numbered year, mail a notice to the owner of the property if:

- 32 (1) the owner has not applied for a tax exemption for that year;
- 33 (2) a tax exemption for the property was in effect for the
- 34 immediately preceding year; and
- 35 (3) the owner is required to file an application for the exemption
- 36 for that year under section 3.5 of this chapter.

37 (c) The notice required by subsection (b) must:

- 38 (1) identify the property by key number, if any, and a street
- 39 address, if any, or other common description of the property other
- 40 than a legal description; and
- 41 (2) state that the property will be placed on the county tax
- 42 duplicate unless the owner applies for an exemption within fifteen



(15) days after the date the notice is mailed.

The county assessor shall, **in a year that ends before January 1, 2016**, mail any notice required by subsection (b) before June 16 of the year in which the exemption application should have been filed **and, in a year that begins after December 31, 2015, mail any notice required by subsection (b) on or before April 25 of the year in which the exemption application should have been filed.**

(d) A county assessor's failure to give the notice required by subsection (b):

(1) for an assessment date in a year that ends before January 1, 2016, does not continue an exemption unless an exemption application is filed by the owner and approved by the county property tax assessment board of appeals on or before the first Monday in November of the year following the year in which the application should have been filed; **and**

(2) for an assessment date in a year that begins after December 31, 2015, does not continue an exemption.

(e) This subsection applies to an exemption for an assessment date in a year that begins after December 31, 2015. An otherwise sufficient exemption application that is filed after the applicable date specified in section 3 of this chapter shall be treated as an exemption application for the immediately following assessment date.

SECTION 23. IC 6-1.1-11-8, AS AMENDED BY P.L.137-2012, SECTION 14, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 8. (a) On or before:

(1) August 1 of each year, for an assessment date in a year that ends before January 1, 2016; and

(2) July 1 of each year, for an assessment date in a year that begins after December 31, 2015;

the county auditor of each county shall forward to the department of local government finance the duplicate copies of all approved exemption applications.

(b) The department of local government finance may review the approved applications forwarded under subsection (a). The department of local government finance may deny an exemption if the department determines that the property is not tax exempt under the laws of this state. However, before denying an exemption, the department of local government finance must give notice to the applicant, and the department must hold a hearing on the exemption application.

(c) The department shall adopt rules under IC 4-22-2 with respect to exempt real property to:



- (1) provide just valuations; and
- (2) ensure that assessments are:
 - (A) made; and
 - (B) recorded;

in accordance with law.

SECTION 24. IC 6-1.1-11-11 IS ADDED TO THE INDIANA CODE AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: **Sec. 11. If there is a conflict between a provision of this chapter that is added or changed in the 2014 session of the general assembly and a provision in another law, the provision in this chapter shall be treated as controlling the procedures related to an exemption from property taxation.**

SECTION 25. IC 6-1.1-16-1, AS AMENDED BY P.L.146-2008, SECTION 144, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 1. (a) Except as provided in section 2 of this chapter, an assessing official or county property tax assessment board of appeals may not change the assessed value claimed by a taxpayer on a personal property return unless the assessing official or county property tax assessment board of appeals takes the action and gives the notice required by IC 6-1.1-3-20 within the following periods:

- (1) A township assessor (if any) must make a change in the assessed value and give the notice of the change on or before the later of:

- (A) September 15 of the year for which the assessment is made; or

- (B) four (4) months from the date the personal property return is filed if the return is filed after ~~May 15 of the year for which the assessment is made~~; **the filing date for the personal property tax return.**

- (2) A county assessor or county property tax assessment board of appeals must make a change in the assessed value, including the final determination by the board of an assessment changed by an assessing official, and give the notice of the change on or before the later of:

- (A) October 30 of the year for which the assessment is made; or

- (B) five (5) months from the date the personal property return is filed if the return is filed after ~~May 15 of the year for which the assessment is made~~; **the filing date for the personal property tax return.**

- (3) The department of local government finance must make a



preliminary change in the assessed value and give the notice of the change on or before the later of:

(A) October 1 of the year immediately following the year for which the assessment is made; or

(B) sixteen (16) months from the date the personal property return is filed if the return is filed after ~~May 15 of the year for which the assessment is made~~; **the filing date for the personal property tax return.**

(b) Except as provided in section 2 of this chapter, if an assessing official or a county property tax assessment board of appeals fails to change an assessment and give notice of the change within the time prescribed by this section, the assessed value claimed by the taxpayer on the personal property return is final.

(c) This section does not limit the authority of a county auditor to correct errors in a tax duplicate under IC 6-1.1-15-12.

(d) This section does not apply if the taxpayer:

(1) fails to file a personal property return which substantially complies with this article and the regulations of the department of local government finance; or

(2) files a fraudulent personal property return with the intent to evade the payment of property taxes.

(e) A taxpayer may appeal a preliminary determination of the department of local government finance under subsection (a)(3) to the Indiana board. An appeal under this subdivision shall be conducted in the same manner as an appeal under IC 6-1.1-15-4 through IC 6-1.1-15-8. A preliminary determination that is not appealed under this subsection is a final unappealable order of the department of local government finance.

SECTION 26. IC 36-2-9-20, AS AMENDED BY P.L.137-2012, SECTION 117, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 20. The county auditor shall:

(1) maintain an electronic data file of the information contained on the tax duplicate for all:

(A) parcels; and

(B) personal property returns;

for each township in the county as of each assessment date;

(2) maintain the electronic data file in a form that formats the information in the file with the standard data, field, and record coding required and approved by:

(A) the legislative services agency; and

(B) the department of local government finance;

(3) transmit the data in the file with respect to the assessment date



1 of each year before March 16 of the next year **for an assessment**
2 **date in a year that ends before January 1, 2016, and before**
3 **January 16 of the next year for an assessment date in a year**
4 **that begins after December 31, 2015, to:**

5 (A) the legislative services agency in an electronic format
6 under IC 5-14-6; and

7 (B) the department of local government finance;
8 in a manner that meets the data export and transmission
9 requirements in a standard format, as prescribed by the office of
10 technology established by IC 4-13.1-2-1 and approved by the
11 legislative services agency; and

12 (4) resubmit the data in the form and manner required under this
13 subsection, upon request of the legislative services agency or the
14 department of local government finance, if data previously
15 submitted under this subsection does not comply with the
16 requirements of this subsection, as determined by the legislative
17 services agency or the department of local government finance.

18 An electronic data file maintained for a particular assessment date may
19 not be overwritten with data for a subsequent assessment date until a
20 copy of an electronic data file that preserves the data for the particular
21 assessment date is archived in the manner prescribed by the office of
22 technology established by IC 4-13.1-2-1 and approved by the
23 legislative services agency.



COMMITTEE REPORT

Madam President: The Senate Committee on Local Government, to which was referred Senate Bill No. 420, has had the same under consideration and begs leave to report the same back to the Senate with the recommendation that said bill DO PASS and be reassigned to the Senate Committee on Tax and Fiscal Policy.

(Reference is to SB 420 as introduced.)

Committee Vote: Yeas 9, Nays 0

Senator Head, Chairperson

COMMITTEE REPORT

Madam President: The Senate Committee on Tax and Fiscal Policy, to which was referred Senate Bill No. 420, has had the same under consideration and begs leave to report the same back to the Senate with the recommendation that said bill be AMENDED as follows:

Page 2, line 34, delete "The term refers" and insert "**The filing date is May 15.**".

Page 2, delete lines 35 through 39.

Page 5, line 27, delete "year that ends" and insert "year,".

Page 5, delete line 28.

Page 5, line 29, delete "begins after December 31, 2016,".

Page 5, line 37, delete "June 1" and insert "**June 15**".

and when so amended that said bill do pass.

(Reference is to SB 420 as printed January 24, 2014.)

HERSHMAN, Chairperson

Committee Vote: Yeas 8, Nays 0.

